



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 213-055 / 13335-00000-00903
Date Received: 11/1/13
Application Accepted By: SP Fee: \$13,910
Comments: Assigned to Shannon Prie, 645-2208, sprie@columbus.gov

LOCATION AND ZONING REQUEST: 6106

Certified Address (for Zoning Purposes) Central College Rd Zip 43054
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.
Parcel Number for Certified Address 010-234586; 010-234600; 010-2787927 and 010-234598
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) CPD Requested Zoning District(s) L-ALRD; CPD and PUD8
Area Commission Area Commission or Civic Association: Rocky Fork-Blacklick Accord
Proposed Use or reason for rezoning request: Development of Multi-family; Residential, Single-family Residential and Commercial
(continue on separate page if necessary)
Proposed Height District: H-60 Acreage 34.4 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name Lifestyle Communities, Ltd, Michael DeAscentis
Address 230 West St City/State Columbus, Ohio Zip 43215
Phone # 614.918.2000 Fax # _____ Email alococo@lifestylecommunities.com

PROPERTY OWNER(S):

Name _____
Address _____ City/State _____ Zip _____
Phone # _____ Fax # _____ Email _____
☒ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent

Name Michael T. Shannon
Address 500 S. Front St., Ste. 1200 City/State Columbus, OH Zip 43215
Phone # 614-229-4506 Fax # 614-229-4559 Email: MShannon@cbjlawyers.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Michael DeAscentis
PROPERTY OWNER SIGNATURE Michael DeAscentis
ATTORNEY / AGENT SIGNATURE Michael T. Shannon
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

213-055

Property Owners(s):

- Parcels 010-234586 and 010-234600 are owned by:

New Albany Co., LLC
8000 Walton Pkwy., Ste. 120
New Albany OH 43054
Phone: (614) 939-8000
Email: <http://www.newalbanycompany.com/contactus>

- Parcels 010-287927 and 010-234598 are owned by:

Central College Hospitality, Ltd.
230 West St., Ste. 200
Columbus OH 43215



REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 213-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric J. Zartman

of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, Columbus, Oh 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 6106, ~~6028, 6076 & 6624~~ Central College Rd.
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/1/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☒ Check here if listing additional property owners
on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(4) Lifestyle Communities, Ltd.

230 West St., Ste. 200

Columbus, OH 43215

Lifestyle Communities, Ltd

614-918-2000

(5) Rocky Fork-Blacklick Accord

Claudia Husak

7167 Upper Albany Dr., New Albany, OH 43054

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1 day of Nov., in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

(8)

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

Affidavit expires six months after date of notarization.



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213-055

New Albany Apartments LLC
30 Warren Street
Columbus, Ohio 43215

Columbia Gas Transmission Corp
Post Office Box 117
200 Civic Center Drive
Columbus, Ohio 43216-0117

New Albany Co, LLC
Post Office Box 490
New Albany, Ohio 43054

Central College Hospitality, LTD
230 West St., Ste. 200
Columbus, Ohio 43215

Sugar Run Albany LLC
Town Management LLC
3330 Dundee Rd., Ste. S1
Northbrook, IL 60062

Valerie Vining
5791 Andrew John Drive
New Albany, Ohio 43054

Janet Ackley
5795 Andrew John Drive
New Albany, Ohio 43054

Zaneta Simenoff
7065 Churchill Downs Drive
New Albany, Ohio 43054

Eric Mitchell
7010 Churchill Downs Drive
New Albany, Ohio 43054

Alexandra Shuck
7012 Churchill Downs Drive
New Albany, Ohio 43054

Michael Dalton, Jr.
7016 Churchill Downs Drive
New Albany, Ohio 43054

Amy Ledvinka
7018 Churchill Downs Drive
New Albany, Ohio 43054

Christine Janicki
7022 Churchill Downs Drive
New Albany, Ohio 43054

Charles Slane, Jr.
5738 Colts Gate Drive
New Albany, Ohio 43054

Michael Turack
5742 Colts Gate Drive
New Albany, Ohio 43054

Amanda Goodrich
5744 Colts Gate Drive
New Albany, Ohio 43054

Rachel White
5748 Colts Gate Drive
New Albany, Ohio 43054

Jon J Garlock
5750 Colts Gate Drive
New Albany, Ohio 43054

Rachel Kendzior
5754 Colts Gate Drive
New Albany, Ohio 43054

Amy J. McCloy
5964 Central College Road
New Albany, Ohio 43054

Sherrie Woods
5966 Central College Road
New Albany, Ohio 43054

Columbia Gas of Ohio, Inc.
200 Civic Center Dr/Taxes
Post Office Box 117
Columbus, Ohio 43216

Benchmark New Albany LLC
4053 Maple Road
Amherst, NY 14226

Farms at New Albany Park , LTD
c/o Corelogic Commercial
1 Corelogic Drive 4-3-289
Westlake, TX 76262

213-055

APPLICANT

Lifestyle Communities, Ltd
Michael DeAscentis
230 West Street
Columbus, Ohio 43215

PROPERTY OWNER

New Albany Co, LLC
8000 Walton Pkwy., Ste. 120
New Albany, Ohio 43054

PROPERTY OWNER

Central College Hospitality, Ltd
230 West St., Ste. 200
Columbus, Ohio 43215

AREA COMMISSION

Claudia Husak, Co- Chair
7167 Upper Albany Drive
New Albany, Ohio 43054

ATTORNEY

Michael Shannon, Esq.
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215



REZONING APPLICATION

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #

213-055

STATE OF OHIO

COUNTY OF FRANKLIN

Eric J. Zartman

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Lifestyle Communities, Ltd 230 West St Columbus, Ohio 43215 250 Anthony Lococo (614.918.2000)	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

E. Zartman

Subscribed to me in my presence and before me this 10 day of Nov., in the year 2013

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO

COMMISSION EXPIRES 06/23/2014

Notary Seal Here



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Z13-055



City of Columbus Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010287927

Zoning Number: 6106

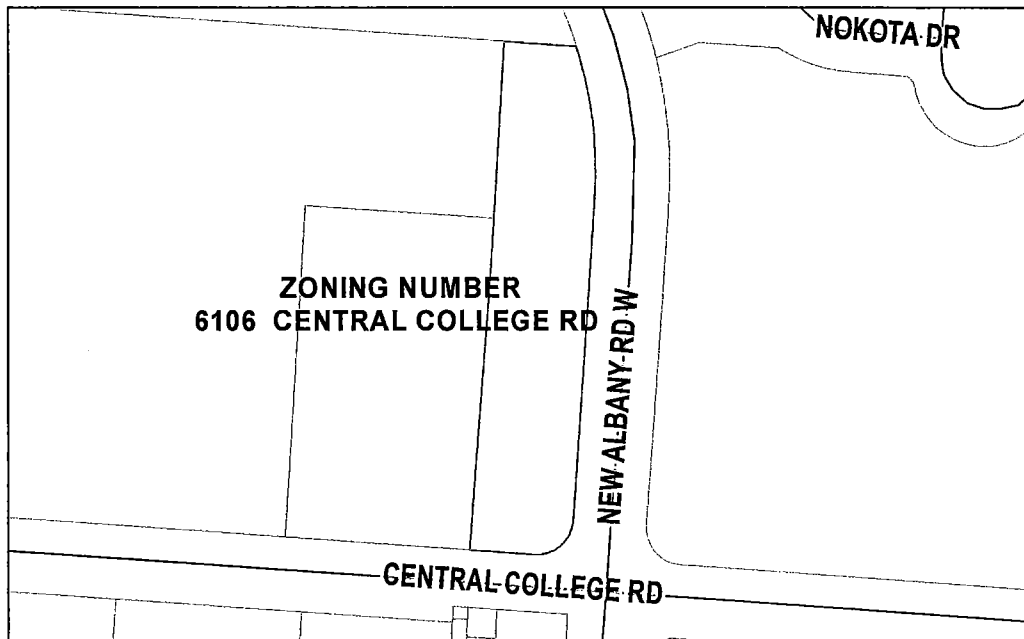
Street Name: CENTRAL COLLEGE RD

Lot Number: N/A

Subdivision: N/A

Requested By: CRABBE BROWN & JAMES (ERIC ZARTMAN)

Issued By: James R. Reagan Date: 9/30/2013



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 14821

213-055
CPD to C-ARLD

**ZONING EXHIBIT
SUBAREA A
15.8 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 7, Quarter Township 2, Township 2, Range 16, United States Military Lands, being part of that 15.078 acre tract as conveyed to The New Albany Company, LLC by deed of record in Instrument Number 201009300128651 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at a northeasterly corner of said 15.079 acre tract, a southeasterly corner of New Albany Park Condominium of record in Condominium Plat Book 109, Page 75, being the westerly right-of-way line of New Albany Road West of record in Plat Book 101, Page 37;

thence with the arc of a curve to the right, having a central angle of $13^{\circ}41'31''$, a radius of 530.20 feet, an arc length of 126.70 feet, a chord bearing of South $11^{\circ}21'03''$ East and chord distance of 126.40 feet, to a point of tangency;

thence across said 15.078 acre tract, that 2.201 acre tract conveyed to Central College Hospitality Ltd by deed of record in Instrument Number 201208280126113, the following courses and distances:

North $85^{\circ}59'39''$ West, a distance of 175.64 feet, to a point;

South $04^{\circ}00'20''$ West, a distance of 53.00 feet, to a point;

North $85^{\circ}59'39''$ West, a distance of 4.55 feet, to a point;

South $04^{\circ}00'21''$ West, a distance of 286.00 feet, to a point;

South $85^{\circ}59'39''$ East, a distance of 84.00 feet, to a point; and

South $04^{\circ}00'21''$ West, a distance of 2.51 feet, to a point in said westerly right-of-way line;

thence South $85^{\circ}59'39''$ East, a distance of 102.40 feet, to a point in said westerly right-of-way line;

thence South $04^{\circ}00'25''$ West, with said westerly right-of-way line, a distance of 181.59 feet, to a point of curvature;

thence continuing with said westerly right-of-way line, with the arc of a curve to the right, having a central angle of $90^{\circ}00'04''$, a radius of 50.00 feet, an arc length of 78.54 feet, a chord bearing of South $48^{\circ}59'58''$ West and chord distance of 70.71 feet, to a point of tangency;

thence North $86^{\circ}00'09''$ West, with the northerly right-of-way line of said Central College Road; a distance of 1035.28 feet, to a point in the westerly line of said 15.079 acre tract;

thence North $03^{\circ}37'05''$ East, with said westerly line, a distance of 695.04 feet, to a point;

thence South $86^{\circ}00'04''$ East, with the northerly line of said 15.079 acre tract, a distance of 945.06 feet, to a point;

thence South $86^{\circ}00'02''$ East, continuing with said northerly line, a distance of 105.21 feet, to the POINT OF BEGINNING containing 15.8 acre, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

213-055

CPD to CPD

**ZONING EXHIBIT
SUBAREA B
1.4 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 7, Quarter Township 2, Township 2, Range 16, United States Military Lands, being part of that 15.078 acre tract as conveyed to The New Albany Company, LLC by deed of record in Instrument Number 201009300128651 and part of that 2.201 acre tract conveyed to Central College Hospitality Ltd by deed of record in Instrument Number 201208280126113 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

Beginning, for reference, at a northeasterly corner of said 15.079 acre tract, a southeasterly corner of New Albany Park Condominium of record in Condominium Plat Book 109, Page 75, being the westerly right-of-way line of New Albany Road West of record in Plat Book 101, Page 37;

thence with the arc of a curve to the right, having a central angle of 11°49'39", a radius of 550.00 feet, an arc length of 113.54 feet, a chord bearing of South 11°58'14" East and chord distance of 113.34 feet, to the TRUE POINT OF BEGINNING;

thence with said westerly right-of-way line, with the arc of a curve to the right, having a central angle of 08°49'59", a radius of 541.11 feet, an arc length of 83.42 feet, a chord bearing of South 00°14'51" East and chord distance of 83.34 feet, a point;

thence South 03°59'39" West, continuing with said westerly right-of-way line, a distance of 258.41 feet, to a point;

thence across said 2.201 acre tract and said 15.078 acre tract, the following courses and distances:

North 85°59'39" West, a distance of 102.42 feet, to a point;

North 04°00'21" East, a distance of 2.51 feet, to a point;

North 85°59'39" West, a distance of 84.00 feet, to a point;

North 04°00'21" East, a distance of 286.00 feet, to a point;

South 85°59'39" East, a distance of 4.55 feet, to a point;

North 04°00'20" East, a distance of 53.00 feet, to a point; and

South 85°59'39" East, a distance of 175.64 feet, to the TRUE POINT OF BEGINNING containing 1.447 acre, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

213-055

CPD to CPD

**ZONING EXHIBIT
SUBAREA C
4.0 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 7, Quarter Township 2, Township 2, Range 16, United States Military Lands, being part of that 17.166 acre tract as conveyed to Central College Hospitality Ltd by deed of record in Instrument Number 201208280126113 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at a northwesterly corner of said 17.166 acre tract, a southwesterly corner of that 36.212 acre tract as conveyed to Farms at New Albany Park by deed of record in Instrument Number 200804030050911, being the easterly right-of-way line of New Albany Road West of record in Plat Book 101, Page 37;

thence with the northerly line of said 17.166 acre tract, the southerly line of said 36.212 acre tract, the following courses and distances:

North 70°05'17" East, a distance of 61.54 feet, to a point;

South 86°02'36" East, a distance of 109.39 feet, to a point of curvature;

with the arc of a curve to the left, having a central angle of 29°00'54", a radius of 205.00 feet, an arc length of 103.81 feet, a chord bearing of South 71°29'47" East and chord distance of 102.71 feet, to a point of tangency;

South 86°00'14" East, a distance of 73.96 feet, to a point of curvature;

with the arc of a curve to the right, having a central angle of 77°35'27", a radius of 15.00 feet, an arc length of 20.31 feet, a chord bearing of South 47°12'30" East and chord distance of 18.80 feet, to a point of tangency; and

with the arc of a curve to the left, having a central angle of 45°16'23", a radius of 97.50 feet, an arc length of 77.04 feet, a chord bearing of South 30°45'18" East and chord distance of 75.05 feet, to a point of tangency;

thence South 03°28'20" West, across said 17.166 acre tract, a distance of 245.57 feet, to a point;

thence South 55°44'02" West, continuing across said 17.166 acre tract, a distance of 469.06 feet, to a point;

thence North 04°00'21" East, with the easterly right-of-way line of said New Albany Road West, a distance of 413.33 feet, to a point of curvature;

thence continuing with said easterly right-of-way line, with the arc of a curve to the left, having a central angle of 17°37'43", a radius of 650.00 feet, an arc length of 199.99 feet, a chord bearing of North 04°48'31" West and chord distance of 199.20 feet, to the POINT OF BEGINNING containing 4.008 acre, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

213-055

CPD to PWD-8

**ZONING EXHIBIT
SUBAREA D
13.2 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 7, Quarter Township 2, Township 2, Range 16, United States Military Lands, being part of that 17.166 acre tract as conveyed to Central College Hospitality Ltd by deed of record in Instrument Number 201208280126113 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at a southeasterly corner of said 17.166 acre tract, a southwesterly corner of Lot 5 of that subdivision entitled "The Business Campus at New Albany" of record in Plat Book 101, Page 79, being the northerly right-of-way line of Central College Road of record in Plat Book 101, Page 37;

thence North 85°59'39" West, with said northerly right-of-way line, a distance of 1066.61 feet, to a point of curvature;

thence continuing with said northerly right-of-way line, with the arc of a curve to the right, having a central angle of 90°06'07", a radius of 50.00 feet, an arc length of 78.63 feet, a chord bearing of North 41°02'42" West and chord distance of 70.77 feet, to a point of tangency in the easterly right-of-way line of New Albany Road West of record in Plat Book 101, Page 37;

thence North 04°00'21" East, a distance of 26.67 feet, to a point;

thence North 55°44'02" East, across said 17.166 acre tract, a distance of 469.06 feet, to a point;

thence North 03°28'20" East, continuing across said 17.166 acre tract, a distance of 245.57 feet, to a point of curvature in the northerly line of that 36.212 acre tract as conveyed to Farms at New Albany Park by deed of record in Instrument Number 200804030050911;

thence with the southerly line of said 36.212 acre tract, the northerly line of said 17.166 acre tract, the following courses and distances:

with the arc of a curve to the left, having a central angle of 111°31'34", a radius of 97.50 feet, an arc length of 189.78 feet, a chord bearing of North 70°50'44" East and chord distance of 161.21 feet, to a point of tangency;

with the arc of a curve to the right, having a central angle of 78°47'44", a radius of 15.00 feet, an arc length of 20.63 feet, a chord bearing of North 54°35'54" East and chord distance of 19.04 feet, to a point of tangency;

South 86°00'14" East, a distance of 69.01 feet, to a point of curvature;

with the arc of a curve to the right, having a central angle of 46°00'33", a radius of 165.08 feet, an arc length of 132.56 feet, a chord bearing of South 63°00'18" East and chord distance of 129.03 feet, to a point of tangency;

North 67°46'57" East, a distance of 68.42 feet, to a point; and

South 86°00'54" East, a distance of 334.38 feet, to a point in the westerly line of said Lot 5;

thence South 03°38'26" West, with the westerly line of said Lot 5, a distance of 668.24 feet, to the POINT OF BEGINNING containing 13.158 acre, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON, & TILTON, INC.

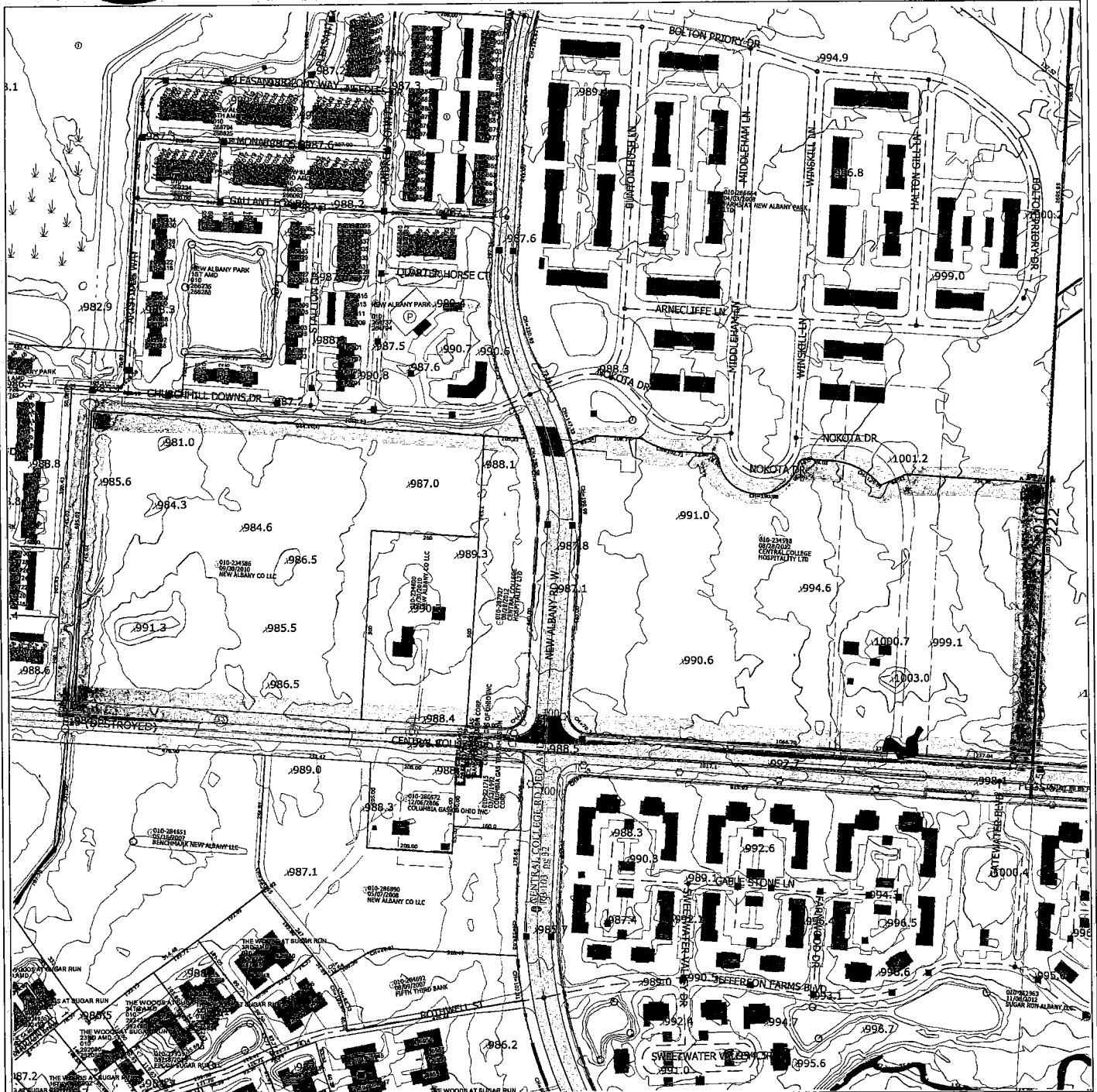
213-055



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 10/31/13



Disclaimer

Scale = 350



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

DEVELOPMENT TEXT

34.5 +/- Acres

APPLICATION: 213-055
PROPERTY SIZE: 34.5 +/- Acres
CURRENT DISTRICT: CPD, Commercial Planned Development
PROPOSED DISTRICT:
 SUBAREA A: ARLD, Apartment Residential
 SUBAREA B: CPD, Commercial Planned Development
 SUBAREA C: CPD, Commercial Planned Development
 SUBAREA D: PUD-8, Planned Unit Development
OWNER: Michael DeAscentis
 Lifestyle Communities, Ltd.
 230 West Street, Suite 200
 Columbus, OH 43215
APPLICANT: Michael DeAscentis
 Lifestyle Communities, Ltd.
 230 West Street, Suite 200
 Columbus, OH 43215
AGENT: Michael T. Shannon, Esq.
 Crabbe, Brown & James, LLP
 500 S. Front St.
 Columbus, OH 43215
 mshannon@cbjlawyers.com
DATE OF TEXT: October 28, 2013

I. Introduction.

The subject property site ("Site"), PID #'s 010-234586, 010-234600, 010-287927, and 010-234598, is situated in north-east Columbus, Ohio. The Site is located at the north-west and north-east corners of the intersection of Central College Road and New Albany Road West. All of the parcels are currently zoned CPD, Commercial Planned Development.

The Site is not subject to any Commercial Overlay, Area Commission, or Planning Overlay. However, the site is located within the Rocky Fork-Blacklick Accord (2003) and requires a recommendation from the Rocky Fork-Blacklick Accord Panel. According to the 2003 Land Use Map Update, the future planned use for the Site is "Town Mixed Use."

The Site is 34.5 +/- acres. Subarea A is 15.8 +/- acres and is vacant. Subarea B is 1.4 +/- acres and contains a single family residence and an accessory structure. Subarea C is 4.0 +/- acres and is vacant. Subarea D is 13.2 +/- acres and contains a single family residence.

The Site is bordered on the north, south, and west by the City of Columbus. The parcels on the west are zoned PUD-6. The parcels on the north and are zoned PUD-6 and PUD-8. The parcels on the south, across Central College Road, are zoned CPD. The parcel on the east is in New

Albany and zoned Office Campus District. The parcel on the east is part of the Business Campus at New Albany.

The Site has a pipeline easement that affects Subarea A, Subarea C, and Subarea D. The pipeline easement runs north-east from the intersection of Central College Road and New Albany Road.

Applicant will combine parcels 010-234586, 010-234600, 010-287927 (north-west corner of the intersection of New Albany Road and Central College West) into one parcel. That parcel will contain Subarea A and Subarea B. Parcel 010-234598 (north-east corner of the intersection of New Albany Road and Central College West) will remain a single parcel and contain Subarea C and Subarea D.

Applicant is seeking to rezone the Site to allow the development of multi-family residential in Subarea A, mixed use (neighborhood commercial and multi-family residential) in Subarea B, mixed use (neighborhood commercial and multi-family residential) in Subarea C, and attached single-family residential in Subarea D.

II. Subarea A (ARLD) - +/- 15.8 acres:

A. Permitted Uses:

- i. The permitted uses shall be those contained in Section 3333.02 (ARLD) of the Columbus City Code.

B. Development Standards:

- i. Unless otherwise indicated in the text, the applicable development standards of Chapter 3333 of the Columbus City Code shall apply, as illustrated on the attached Site Plan.

1. Density, Height, Lot and/or Setback Requirements:

- i. There shall be a maximum of 274 dwelling units.
- ii. There shall be a minimum setback of 80 feet from the Central College Road right-of-way and the New Albany Road West right-of way. The setback may include a wet storm water retention area within the setback. If included, the retention area shall implement modern retention strategies while integrating the rural character of the corridor. If included, all landscaping and buffers shall integrate with the naturalized character of the corridor. If included, the retention area may be irregular in shape. If included, the retention ponds shall not have fountain features, but unobtrusive aeration systems shall be utilized to maintain appearance. Though the Department of Public service may require a sidewalk within the public right-of-way, the setback may include additional passive recreational amenities, including a sidewalk/leisure path. The setback shall include 4-rail New Albany style horse fencing so as to enclose the retention area in a Paddock area.

- iii. There shall be a minimum setback of 15 feet from New Albany Road West right-of-way. A companion Council Variance shall be filed to allow a reduction of the front setback from New Albany Road West to 15 feet.
- iv. There shall be a minimum perimeter yard of 60 feet on the west boundary.
- v. There shall be a minimum perimeter yard of 25 feet on the north boundary.
- vi. There shall be a maximum building height of 45 feet.
- vii. A companion Council Variance shall be filed to reduce the minimum perimeter yard on the east boundary, between Subarea A and Subarea B, to 0 feet.

2. Access, Loading, Parking and/or other Traffic Related Commitments:

- i. Chapter 3312 of the Columbus City Code requires 411 parking spaces. Subarea A shall provide a minimum of 468 parking spaces.
- ii. Central College Road shall provide two access points to Subarea A. New Albany Road West shall provide one access point to Subarea A. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.
- iii. All streets shall be private and will be maintained by the Owner.
- iv. The western entry point on Central College Road shall align with existing full curb cut private road on south side of Central College Road.

3. Buffering, Landscaping, Open Space and/or Screening Commitments:

- i. Street trees shall be provided on both sides of new private streets. Street trees shall be spaced at a maximum distance of thirty feet on center. In certain situations, due to site constraints, building design, etc., trees may be grouped with a quantity equivalent to 1 tree per thirty feet. Street trees shall be deciduous and shall be 2.5-inch caliper minimum at the time of planting.
- ii. Trees along Central College Road and New Albany Road West shall be spaced at a maximum distance of thirty feet on center. In certain situations, due to site constraints, building design, etc., trees may be grouped with a quantity equivalent to 1 tree per thirty feet. Street trees shall be deciduous and shall be 2.5-inch caliper minimum at the time of planting.
- iii. Landscaping within the Central College Road setback shall appear natural in character. The trees shall be planted at four trees per 100 lineal feet. The trees shall be a mix of deciduous, evergreen, and ornamental trees. The minimum size of all plant material at installation shall be two-inch caliper for deciduous shade trees, six feet high for evergreen

trees, and two-inch caliper for ornamental trees/shrubs. All landscaping and buffers within the setback shall integrate with the naturalized character of the corridor.

- iv. Applicant shall commit to a Landscape Plan that will be submitted in the future and prepared by a registered landscape designer or landscape architect.
- v. Headlight screening in parking lots shall be a minimum of four (4) feet high.
- vi. All wiring shall be underground.

4. **Building Design and/or Interior-Exterior Treatment Commitments:**

- i. Building materials shall be natural in appearance, such as brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Vinyl and other manufactured materials are permitted as long as they are natural in appearance. Vinyl must be at least a 6 ½ inch beaded single plank with wood texture and a minimum thickness of .044 inches. The colors of the siding must be complimentary with the masonry materials used elsewhere on a building and must be of medium to dark tones. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed in a consistent manner using high quality building materials and lighting.
- ii. Neighborhood open spaces and/or parks shall be located within 1,200 feet of all residential units, as illustrated on the Site Plan.
- iii. All windows shall be simulated divided light with mullions on a double glass pane.
- iv. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with highly detailed or decorative cornices.
- v. A minimum of 40% of the total number of building facades and individual townhouses visible from Central College Road or New Albany Road West (including side elevations) shall be brick.
- vi. The front/primary elevation of all buildings along Central College road shall face Central College Road.
- vii. Front elevations of all buildings shall be of the same primary material from foundation to roof line.

5. **Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:**

- i. Subject to the approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler and transported to an off-site compactor.

- ii. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only fully shielded cut-off style outdoor light fixtures shall be used.
- iii. Outdoor light pole fixtures shall not exceed 18 feet in height.
- iv. All external outdoor lighting fixtures within a development shall be of uniform style and color.
- v. Ground mounted lighting shall be landscaped at its base and shielded to reduce glare.

6. Graphics and Signage Commitments:

- i. All graphics and signage shall conform to Article 15 and Chapter 3376 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

7. Miscellaneous Commitments:

- i. Applicant shall comply with the City's Parkland Dedication Ordinance.
- ii. Applicant shall comply with the City's Pay as We Grow plan.
- iii. Applicant shall commit to the architectural design provided in the building elevation plans. However, the building elevation plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
- iv. The subject Site shall be developed in accordance with the submitted Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
- v. A companion Council Variance shall be filed to reduce the minimum perimeter yard on the east boundary, between Subarea A and Subarea B, to 0 feet.
- vi. A companion Council Variance shall be filed to allow a reduction of the front setback from New Albany Road West to 15 feet.

III. Subarea B (CPD) - +/- 1.4 acres:

A. Permitted Uses:

- i. The permitted uses shall be those contained in Section 3356.03 (C-4) of the Columbus City Code, except as specifically prohibited in Section A(ii), below.
- ii. Prohibited Uses: blood and organ bank; carry-out; crematory; funeral home and service; warehouse clubs; super center; automotive accessories, parts and tire stores; automobile and light truck dealers; automotive sales, leasing and rental; building material and supplies dealers; check cashing and loans; community food pantry; discount department store; home centers; missions/temporary shelters; motorcycle, boat, and other motor vehicle dealers; motor vehicle accessories and parts dealers; outdoor power equipment stores; pawn brokers; recreational vehicle dealers; supermarkets; truck, utility trailer, and RV (recreational vehicle) sales, rental and leasing; vending machine operators; automotive maintenance and repair; bowling centers; drive-in motion picture theaters; farm equipment and supply stores; garden, landscaping and nursery centers and sales; hotels and motels; hospitals; lawn and garden equipment and supplies stores; limousine and taxi service; animal shelter, amusement arcade, halfway house; tobacconist; telephone call centers; monopole telecommunication antennas; coin operated laundries; rooftop telecommunications.

B. Development Standards:

- i. Unless otherwise indicated in the text, the applicable development standards of Chapter 3356 of the Columbus City Code shall apply, as illustrated on the attached Site Plan.

1. Density, Height, Lot and/or Setback Requirements:

- i. Subarea B shall include two free standing buildings. Each building shall include ground floor commercial and may contain up to 19 dwelling units, including up to 3 ground floor dwelling units, for a total of up to 38 dwelling units. A companion Council Variance shall be submitted to allow ground floor dwelling units.
- ii. There shall be a minimum building setback of zero (0) from New Albany Road West right-of-way. Applicant requests and the Site Plan illustrates a variance reducing the minimum building setback from 50 feet to zero (0) feet.
- iii. There shall be a maximum building height of 45 feet.

2. Access, Loading, Parking and/or other Traffic Related Commitments:

- i. Chapter 3312 of the Columbus City Code requires 97 parking spaces. Subarea B shall provide a minimum of 40 parking spaces. The Site Plan illustrates a variance reducing the parking requirement from 97 parking spaces to 40 parking spaces. As a mitigating factor for the parking variance, the 38 residential units of Subarea B shall share the excess 57 parking spaces of Subarea A. Also as a mitigating factor for the parking variance, a significant proportion of the consumers will be pedestrians that live within the development or neighboring residential developments.

- ii. New Albany Road West shall provide one access point to Subarea B. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.
- iii. All streets shall be private and will be maintained by the Owner.
- iv. The Site will contain a traffic calming "oblong-a-bout" on New Albany Road West between Subarea B and Subarea C, as illustrated on the attached Site Plan.
- v. The maximum block length shall be 500 feet.
- vi. New Albany Road West shall be two-way with diagonal on-street parking on both sides of the street, subject to review and approval of the City of Columbus, Department of Public Service.
- vii. Bicycle parking shall be provided at the front and/or rear of all buildings.
- viii. Applicant requests and the Site Plan illustrates a variance permitting parking lot maneuverability over property lines.
- ix. Applicant requests and the Site Plan illustrates a variance permitting reduced parking space dimensions and allowing parking spaces to be divided by property lines.

3. Buffering, Landscaping, Open Space and/or Screening Commitments:

- i. Street trees shall be on both sides of new public and private streets. The street trees shall be deciduous, shall be 2.5-inch caliper minimum at the time of planting, and planted 30 feet on center.
- ii. Applicant shall commit to a Landscape Plan that will be submitted in the future and prepared by a registered landscape designer or landscape architect.
- iii. Headlight screening in parking lots shall be a minimum of four (4) feet high.

4. Building Design and/or Interior-Exterior Treatment Commitments:

- i. Building materials shall be natural in appearance, such as brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed in a consistent manner using high quality building materials and lighting.
- ii. Excessive gaps and non-usable spaces between buildings shall be avoided.
- iii. Buildings and individual establishments (i.e. shops, stores, and offices) shall have front and rear entrances whenever possible.

- iv. Individual building length shall not exceed 200 feet. Building height shall be a minimum of two stories and not exceed three stories.
- v. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with highly detailed or decorative cornices.
- vi. There shall be a maximum use of see-through glass on the street level of buildings. There shall not be reflective, opaque and non-translucent building materials at street level.
- vii. The rear elevation of buildings facing the parking areas shall be designed in a coordinated manner with high quality building materials, lighting and signage. Rear entrances shall be attractively designed. Loading and refuse areas shall be consolidated, shared and attractively and completely screened.
- viii. Storefronts shall relate directly and clearly to the street. There shall be extensive use of glass for storefronts.
- ix. Architectural massing shall be broken up to maintain a village scale.
- x. Any side of a building which faces a public street, right-of-way, or green, shall be of compatible material in style as the other sides of the building.
- xi. Front elevations of all buildings shall be of the same primary material from foundation to roof line.
- xii. No mechanical equipment shall be visible from Central College Road.

5. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:

- i. There shall be a dumpster as depicted on the Site Plan.
- ii. No dumpster enclosures shall be visible from Central College Road.
- iii. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only fully shielded cut-off style outdoor light fixtures shall be used.
- iv. Outdoor light pole fixtures shall not exceed 18 feet in height.
- v. All wiring, including power and communication utility lines, shall be underground.
- vi. All external outdoor lighting fixtures shall be of similar type.
- vii. Ground mounted lighting shall be landscaped at its base and shielded to reduce glare. Incandescent lighting shall be used with this type of fixture.

6. Graphics and Signage Commitments:

- i. All graphics and signage shall conform to Article 15 and Chapter 3377 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.
- ii. All signage shall be externally illuminated

7. Miscellaneous Commitments:

- i. Applicant shall comply with the City's Parkland Dedication Ordinance.
- ii. Applicant shall comply with the City's Pay as We Grow plan.
- iii. Applicant shall commit to the architectural design provided in the building elevation plans. However, the building elevation plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
- iv. The subject Site shall be developed in accordance with the submitted Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
- v. Applicant shall submit a companion Council Variance to allow ground floor dwelling units.
- vi. Applicant requests and the Site Plan illustrates a variance reducing the parking requirement from 97 parking spaces to 40 parking spaces.
- vii. Applicant requests and the Site Plan illustrates a variance reducing the minimum building setback from 50 feet to zero (0) feet from New Albany Road West.
- viii. Applicant requests and the Site Plan illustrates a variance permitting parking lot maneuverability over property lines.
- ix. Applicant requests and the Site Plan illustrates a variance permitting reduced parking space dimensions and allowing parking spaces to be divided by property lines.

IV. Subarea C (CPD) - +/- 4.0 acres:

A. Permitted Uses:

- i. The permitted uses shall be those contained in Section 3356.03 (C-4) of the Columbus City Code, except as specifically prohibited in Section A(ii), below. There shall be a maximum of 5,469 square feet permitted for restaurant use.
- ii. Prohibited Uses: blood and organ bank; carry-out; crematory; funeral home and service; warehouse clubs; super center; automotive accessories, parts and tire stores; automobile and light truck dealers; automotive sales, leasing and rental; building material and supplies dealers; check cashing and loans; community food pantry; discount department store; home centers; missions/temporary shelters; motorcycle, boat, and other motor vehicle dealers; motor vehicle accessories and parts dealers; outdoor power equipment stores; pawn brokers; recreational vehicle dealers; supermarkets; truck, utility trailer, and RV (recreational vehicle) sales, rental and leasing; vending machine operators; automotive maintenance and repair; bowling centers; drive-in motion picture theaters; farm equipment and supply stores; garden, landscaping and nursery centers and sales; hotels and motels; hospitals; lawn and garden equipment and supplies stores; limousine and taxi service; animal shelter, amusement arcade, halfway house; tobacconist; telephone call centers; monopole telecommunication antennas; coin operated laundries; rooftop telecommunications.

B. Development Standards:

- i. Unless otherwise indicated in the text, the applicable development standards of Chapter 3356 of the Columbus City Code shall apply, as illustrated on the attached Site Plan.

1. Density, Height, Lot and/or Setback Requirements:

- i. Subarea C shall include two free standing buildings, Building A and Building B. Building A and Building B shall include commercial uses. Building A shall serve as an Amenities Building, full service restaurant, and may also contain up to 16 dwelling units, including one (1) ground floor dwelling unit. A companion Council Variance shall be submitted to allow a ground floor dwelling unit.
- ii. There shall be a minimum building setback of zero (0) from New Albany Road West right-of-way. Applicant requests and the Site Plan illustrates a variance reducing a variance reducing the minimum building setback from 50 feet to zero (0) feet.
- iii. There shall be a maximum building height of 45 feet.

2. Access, Loading, Parking and/or other Traffic Related Commitments:

- i. Chapter 3312 of the Columbus City Code requires 144 parking spaces. Subarea C shall provide a minimum of 78 parking spaces. Applicant requests and the Site Plan illustrates a variance reducing the parking requirement from 144 parking spaces to 78 parking spaces. As a mitigating factor for the parking variance, the total on-street parking along New Albany Road West shall provide 63 parking spaces in close proximity to Subarea C.

Also as a mitigating factor for the parking variance, a significant proportion of the consumers will be pedestrians that live within the development or neighboring residential developments.

- ii. New Albany Road West shall provide one access point to Subarea B. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.
- iii. All streets shall be private and will be maintained by the Owner.
- iv. The Site will contain a traffic calming "oblong-a-bout" on New Albany Road West between Subarea B and Subarea C, as illustrated on the attached Site Plan.
- v. The maximum block length shall be 500 feet.
- vi. New Albany Road West shall be two-way with diagonal on-street parking on both sides of the street, subject to review and approval of the City of Columbus, Department of Public Service.
- vii. Bicycle parking shall be provided at the front and/or rear of all buildings.

3. **Buffering, Landscaping, Open Space and/or Screening Commitments:**

- i. Street trees shall be on both sides of new public and private streets. The street trees shall be deciduous, shall be 2.5-inch caliper minimum at the time of planting, and planted 30 feet on center.
- ii. Applicant shall commit to a Landscape Plan that will be submitted in the future and prepared by a registered landscape designer or landscape architect.
- iii. Headlight screening in parking lots shall be a minimum of four (4) feet high.

4. **Building Design and/or Interior-Exterior Treatment Commitments:**

- i. Building materials shall be natural in appearance, such as brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass.

The predominant exterior wall materials shall be natural in appearance and may consist of brick, brick veneer, stone, stone veneer, wood, or hardi-plank or similar products. Metal and E.I.F.S. shall be allowed as accent features only.

- ii. Excessive gaps and non-usable spaces between buildings shall be avoided.
- iii. Buildings and individual establishments (i.e. shops, stores, and offices) shall have front and rear entrances whenever possible.

- iv. Individual building length shall not exceed 200 feet. Building height shall be a minimum of two stories and not exceed three stories.
- v. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with highly detailed or decorative cornices.
- vi. There shall be a maximum use of see-through glass on the street level of buildings. There shall not be reflective, opaque and non-translucent building materials at street level.
- vii. The rear elevation of buildings facing the parking areas shall be designed in a coordinated manner with high quality building materials, lighting and signage. Rear entrances shall be attractively designed. Loading and refuse areas shall be consolidated, shared and attractively and completely screened.
- viii. Storefronts shall relate directly and clearly to the street. There shall be extensive use of glass for storefronts.
- ix. Architectural massing shall be broken up to maintain a village scale.
- x. Any side of a building which faces a public street, right-of-way, or green, shall be of compatible material in style as the other sides of the building.
- xi. Front elevations of all buildings shall be of the same primary material from foundation to roof line.

5. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:

- i. There shall be a dumpster as depicted on the Site Plan.
- ii. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only fully shielded cut-off style outdoor light fixtures shall be used.
- iii. Outdoor light pole fixtures shall not exceed 18 feet in height.
- iv. All wiring, including power and communication utility lines, shall be underground.
- v. All external outdoor lighting fixtures shall be of similar type.
- vi. Ground mounted lighting shall be landscaped at its base and shielded to reduce glare. Incandescent lighting shall be used with this type of fixture.

6. Graphics and Signage Commitments:

- i. All graphics and signage shall conform to Article 15 and Chapter 3377 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

- ii. All signage shall be externally illuminated

7. Miscellaneous Commitments:

- i. Applicant shall comply with the City's Parkland Dedication Ordinance.
- ii. Applicant shall comply with the City's Pay as We Grow plan.
- iii. Applicant shall commit to the architectural design provided in the building elevation plans. However, the building elevation plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
- iv. The subject Site shall be developed in accordance with the submitted Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
- v. Applicant shall submit a companion Council Variance to allow ground floor dwelling units.
- vi. Applicant requests and the Site Plan illustrates a variance reducing the parking requirement from 144 parking spaces to 78 parking spaces.
- vii. Applicant requests and the Site Plan illustrates a variance reducing the minimum building setback from 50 feet to zero (0) feet.

V. Subarea D (PUD-8) - +/- 13.2 acres:

1. Permitted Uses:

- i. The permitted uses shall be those contained in Section 3332.039 (R-4) and Section 3333.02 (AR-12) of the Columbus City Code.

B. Development Standards:

- i. Unless otherwise specified below, the Site shall be developed in accordance with the applicable development standards of Chapter 3333 of the Columbus City Code.

1. **Density, Height, Lot and/or Setback Requirements:**

- i. There shall be a maximum of 82 dwelling units
- ii. There shall be a minimum setback of 80 feet from the Central College Road right-of-way and the New Albany Road West right-of way. The setback may include a wet storm water retention area within the setback. If included, the retention area shall implement modern retention strategies while integrating the rural character of the corridor. If included, all landscaping and buffers shall integrate with the naturalized character of the corridor. If included, the retention area may be irregular in shape. If included, the retention ponds shall not have fountain features, but unobtrusive aeration systems shall be utilized to maintain appearance. Though the Department of Public service may require a sidewalk within the public right-of-way, the setback may include additional passive recreational amenities, including a sidewalk/leisure path. The setback shall include 4-rail New Albany style horse fencing so as to enclose the retention area in a Paddock area.
- iii. There shall be a minimum perimeter yard of 25 feet on the east boundary and a minimum perimeter yard of 25 feet on the north boundary.
- iv. There shall be a maximum building height of 45 feet.
- v. If the Site is developed with single-family detached residences, there shall be a minimum lot size of 30 feet wide by 85 feet deep. There shall be a minimum interior side yard of three (3) feet and a minimum exterior side yard of eight (8) feet. A garage shall be set at zero (0) feet from the alley and a minimum of 20 feet from the residence.
- vi. If the Site is developed with single-family attached residences, there shall be a minimum lot size of 16 feet wide by 85 feet deep. There shall be a minimum interior side yard of zero (0) feet and a minimum exterior side yard of eight (8) feet. A garage shall be set at zero (0) feet from the alley and a minimum of 20 feet from the residence.

2. **Access, Loading, Parking and/or other Traffic Related Commitments:**

- i. Chapter 3312 of the Columbus City Code requires a minimum of two (2) parking spaces per dwelling unit. If the Site is developed with 82 single-family attached residences or multi-family residences, Subarea D shall provide a minimum of 164 garage parking spaces and a minimum of 74 private street parking spaces for a total minimum of 238 parking spaces. If the Site is developed with single-family attached residences, the Site shall provide a minimum of two (2) garage parking spaces per unit and a minimum of 74 private street parking spaces.
- ii. Central College Road shall provide two access points to Subarea D. New Albany Road West shall provide one access point to Subarea D. However, any and all traffic-related commitments, including access, shall be designated and located to the specifications of the City of Columbus, Department of Public Service.

- iii. All streets shall be private and will be maintained by the Owner.
- iv. If required by the Department of Public Service or the Department of Public Safety, parking restrictions shall be installed per current City policy on signage for private streets and alleys/lanes. They shall include that parking be limited to one side of the street where street widths are less than 26 feet. No parking shall be permitted on either side of any street within 61 feet of the midpoint of street intersections, and that there will be no parking on alleys/lanes. Fire hydrants shall be located on the side of the street where no parking is permitted.
- v. The owner and/or developer must establish and maintain an agreement(s) with a private towing company(s) which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement shall always, at all times, be in force for the purpose of enforcement/removal/towing as required above. Towing agreements shall be filed annually with the City of Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract.
- vi. The owners and/or developers shall designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions on private streets and alley/lanes.
- vii. Intersection details, concurring turning radii, parking restrictions, and intersection configurations shall conform to the Fire Vehicle Access Plan.
- viii. The street grid as illustrated on the Site Plan may change subject to approval from the Department of Public Service.

3. **Buffering, Landscaping, Open Space and/or Screening Commitments:**

- i. Street trees shall be provided on both sides of new private streets. Street trees shall be spaced at a maximum distance of thirty feet on center. In certain situations, due to site constraints, building design, etc., trees may be grouped with a quantity equivalent to 1 tree per thirty feet. Street trees shall be deciduous and shall be 2.5-inch caliper minimum at the time of planting.
- ii. Landscaping within the Central College Road setback shall appear natural in character. The trees shall be planted at four trees per 100 lineal feet. The trees shall be a mix of deciduous, evergreen, and ornamental trees. The minimum size of all plant material at installation shall be two-inch caliper for deciduous shade trees, six feet high for evergreen trees, and two-inch caliper for ornamental trees/shrubs.

- iii. Applicant shall commit to a Landscape Plan that will be submitted in the future and prepared by a registered landscape designer or landscape architect.
- iv. Headlight screening in parking lots shall be a minimum of four (4) feet high.
- v. All wiring shall be underground.

4. Building Design and/or Interior-Exterior Treatment Commitments:

- i. Building materials shall be natural in appearance, such as brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass. Vinyl and other manufactured materials are permitted as long as they are natural in appearance. Vinyl must be at least a 6 ½ inch beaded single plank with wood texture and a minimum thickness of .044 inches. The colors of the siding must be complimentary with the masonry materials used elsewhere on a building and must be of medium to dark tones. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed in a consistent manner using high quality building materials and lighting.
- ii. Neighborhood open spaces and/or parks shall be located within 1,200 feet of all residential units.
- iii. All windows shall be simulated divided light with mullions on a double glass pane.
- iv. The buildings shall have sloped or pitched roofs. Flat roofs shall only be allowed with highly detailed or decorative cornices.

5. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:

- i. Subject to the approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler and transported to an off-site compactor.
- ii. Where used for security purposes or to illuminate walkways, roadways, and parking lots, only fully shielded cut-off style outdoor light fixtures shall be used.
- iii. Outdoor light pole fixtures shall not exceed 18 feet in height.
- iv. All external outdoor lighting fixtures within a development shall be of similar type.
- v. Ground mounted lighting shall be landscaped at its base and shielded to reduce glare. Incandescent lighting shall be used with this type of fixture.

6. Graphics and Signage Commitments:

- i. All graphics and signage shall conform to Article 15 and Chapter 3376 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

7. Miscellaneous Commitments:

- i. Applicant shall comply with the City's Parkland Dedication Ordinance.
- ii. Applicant shall comply with the City's Pay as We Grow plan.
- iii. Applicant shall commit to the architectural design provided in the building elevation plans. However, the building elevation plans may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.
- iv. The subject Site shall be developed in accordance with the submitted Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data determined at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or her designee, upon submission of the appropriate data regarding the proposed adjustment. However, the street grid, number of units, and minimum number of parking may change subject to the type of development on the Site.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Signature:

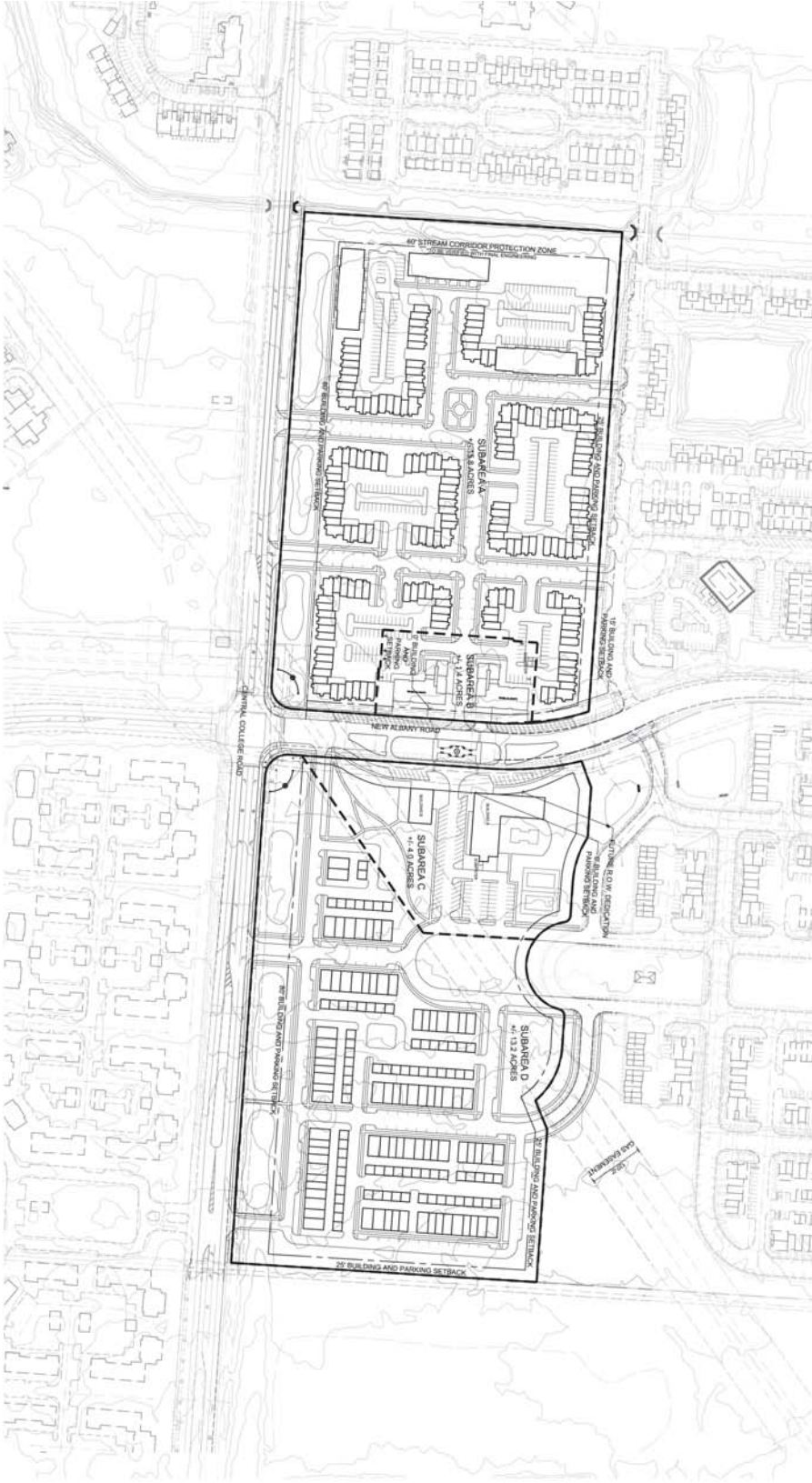
Michael Shanman (by ESZ)

Date:

November 1, 2013

SITE DATA

Gross:	± 29.5 ac.
Site Area:	± 4.0 ac.
Total Residential:	20,000 sq.ft. min. 30,000 sq.ft. max.
Total Commercial:	± 11.9 du/ac.
Density:	± 8.4 ac. (2.4%)
Total Open Space:	
Subarea A - Multifamily Residential	
Site Area:	± 5.8 ac.
Open Space:	± 3.2 ac.
Multifamily Residential:	274 du.
Net Density:	± 7.4 du/ac.
Parking Required:	411 spaces
Parking Provided:	468 spaces
Subarea B - CPO	
Site Area:	± 1.4 ac.
Open Space:	± 0.0 ac.
Recreational:	10,000 sq.ft. min.
Multifamily Residential:	38 units
Parking Required:	40 spaces
Recreational:	40 spaces
Total Required:	80 spaces
Parking Provided:	40 spaces
Subarea C - CPO	
Site Area:	± 4.0 ac.
Open Space:	± 0.0 ac.
Multifamily Residential:	16 du.
Subarea D - Residential	
Site Area:	± 4.0 ac.
Open Space:	± 0.0 ac.
Office/Gym/Health:	5,489 sq.ft.
Restaurant:	6,349 sq.ft.
Bar/Lounge:	1,645 sq.ft.
Parking Required:	3,000 sq.ft.
Parking Provided:	24 spaces
Recreational:	79 spaces
Restaurant:	79 spaces
Office:	12 spaces
Gym:	20 spaces
Health:	40 spaces
Bar/Lounge:	11 spaces
Patio:	11 spaces
Total Required:	144 spaces
Parking Provided:	78 spaces
Subarea E - Residential	
Site Area:	± 13.2 ac.
Open Space:	± 4.3 ac.
Attached Single Family:	82 units
Net Density:	± 0.2 du/ac.
Parking Required:	164 spaces
Multi-Family:	2.0 units
Parking Provided:	164 spaces
Recreational/Garage Spaces:	164 spaces
On-Street Parking:	12 spaces
Total Provided:	200 spaces



*FOR MASTER PLANNING PURPOSES ONLY, MAY CHANGE WITH FINAL ENGINEERING.

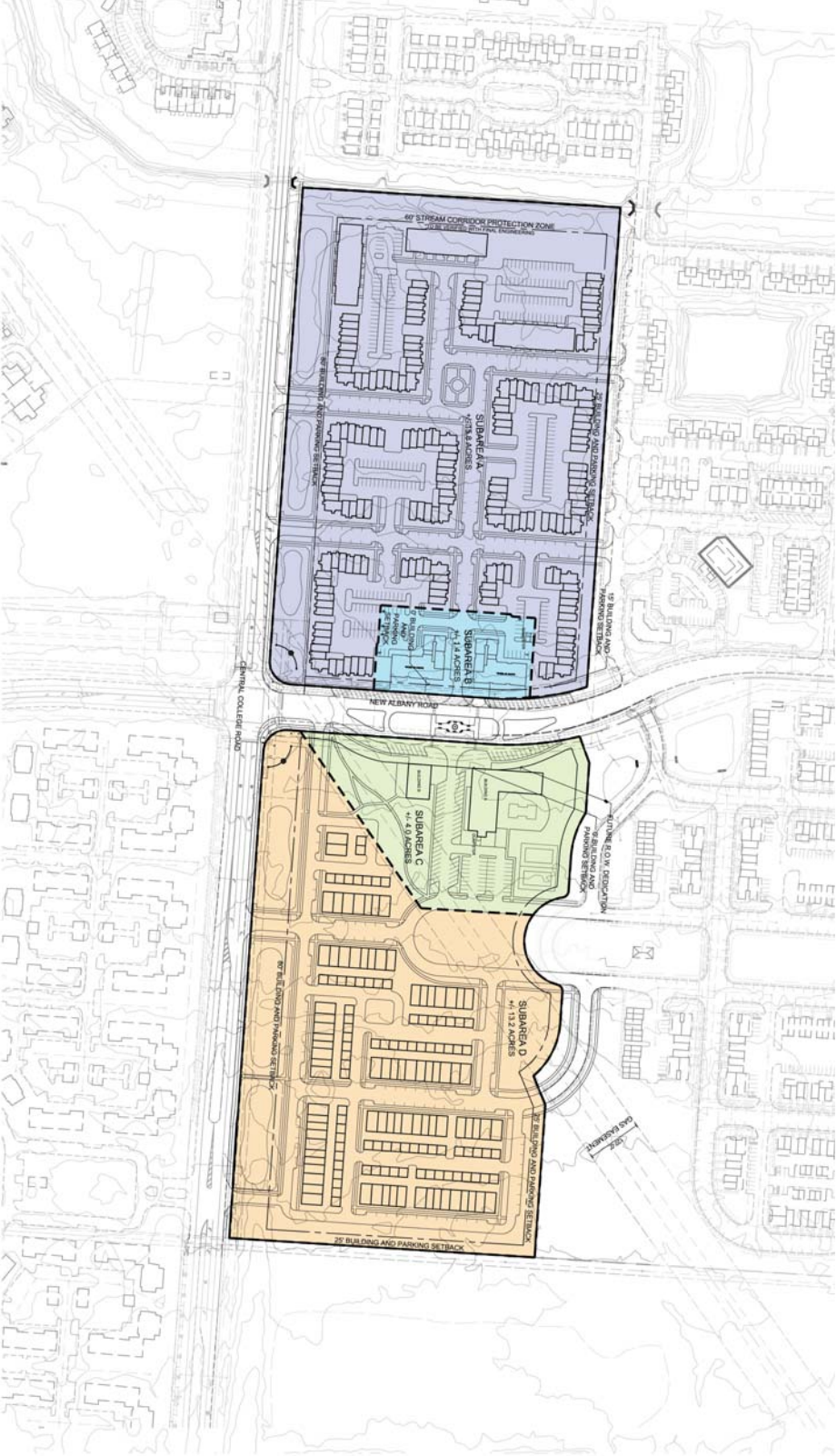
PRELIMINARY DEVELOPMENT PLAN

West New Albany Road and Central College Road | COLUMBUS, OHIO

10.24.2013

Job Number: 6416130010





*FOR MASTER PLANNING PURPOSES ONLY, MAY CHANGE WITH FINAL ENGINEERING.

SUBAREA PLAN

West New Albany Road and Central College Road | COLUMBUS, OHIO

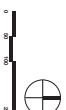


10.24.2013

Job Number: 6416130010



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OPEN SPACE PLAN

West New Albany Road and Central College Road | COLUMBUS, OHIO

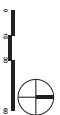


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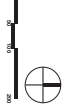
Job Number: 6416130010



NEW ALBANY ROAD-LANDSCAPED MEDIAN
SCALE: 1"=30'



ILLUSTRATIVE SITE PLAN
SCALE: 1"=100'



ILLUSTRATIVE PLAN

West New Albany Road and Central College Road

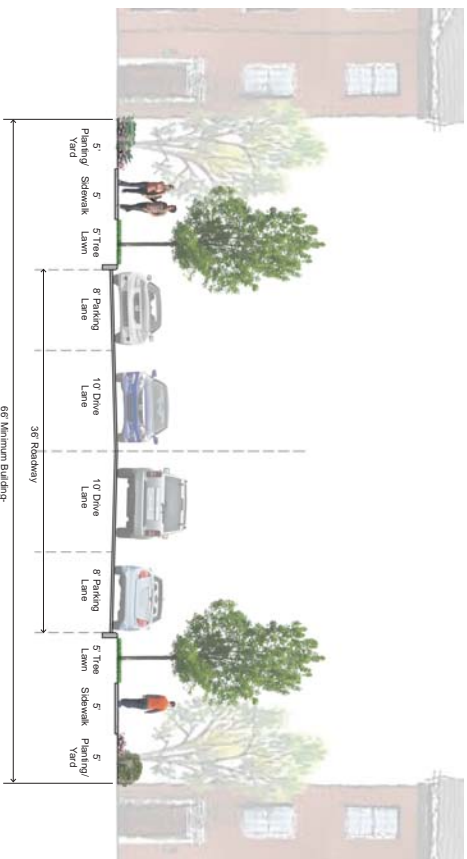
COLUMBUS, OHIO



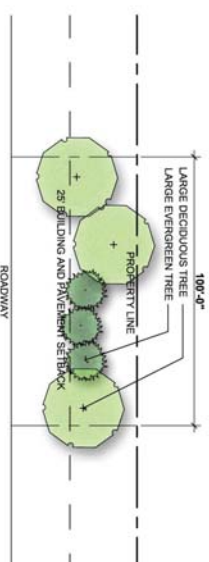
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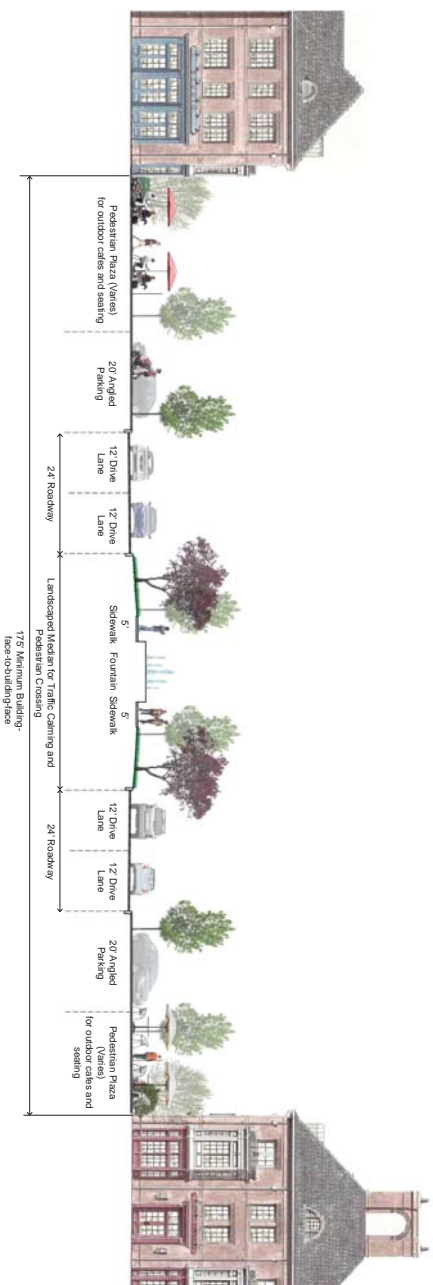
*FOR MASTER PLANNING PURPOSES ONLY. MAY CHANGE WITH FINAL ENGINEERING.



TYPICAL PRIVATE STREET SECTION
SCALE: 1"=6'



TYPICAL LANDSCAPE BUFFER FOR EAST PROPERTY LINE
SCALE: N.T.S.



WEST NEW ALBANY ROAD SECTION
SCALE: 1"=10'

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West New Albany Road and Central College Road

COLUMBUS, OHIO



10.24.2013

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CENTRAL COLLEGE ROAD WEST
SCALE: 1"=40'

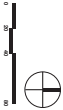


CENTRAL COLLEGE ROAD EAST
SCALE: 1"=40'

CENTRAL COLLEGE ROAD TREATMENT

West New Albany Road and Central College Road | COLUMBUS, OHIO

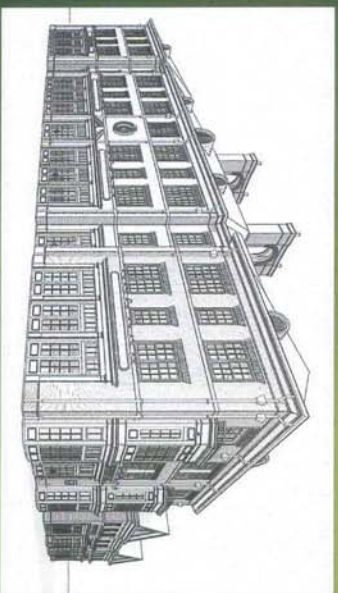
*FOR MASTER PLANNING PURPOSES ONLY. MAY CHANGE WITH FINAL ENGINEERING.



Architectural Concepts



Amenities Building Facade



Amenities Building Conceptual Rendering



Restaurant & Leasing Office Entrance

Architectural Concepts



1 Townhouse Street Elevation



2 Townhouse Street Elevation



3 Townhouse Street Elevation



4 Townhouse Street Elevation



5 Townhouse Street Elevation

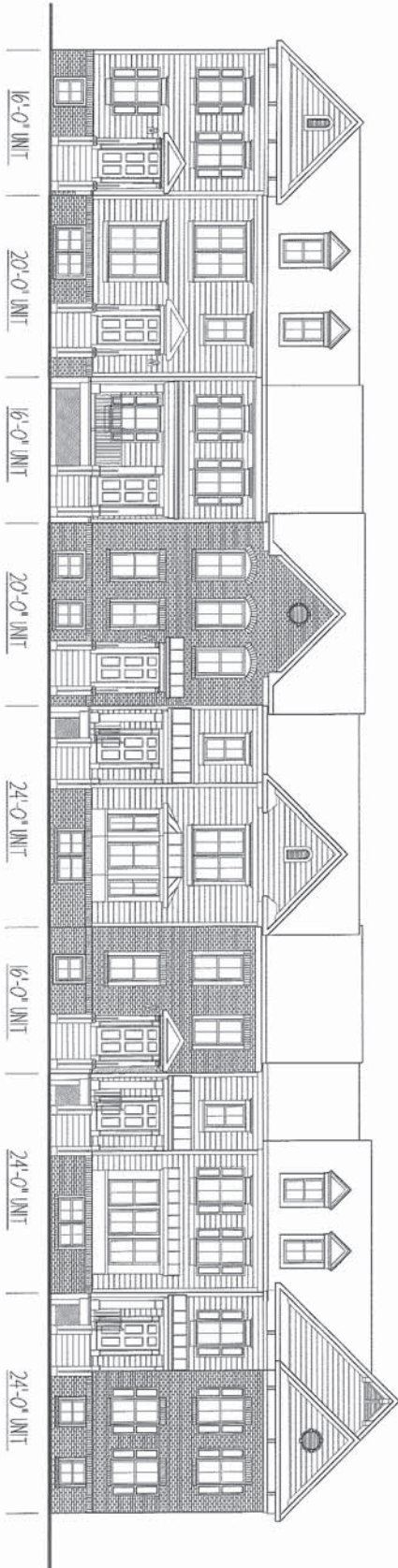
Architectural Concepts



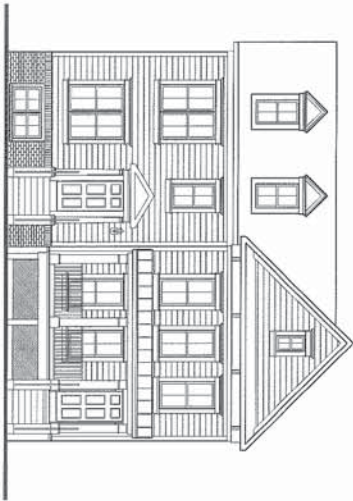
'Greystone' Building Elevations



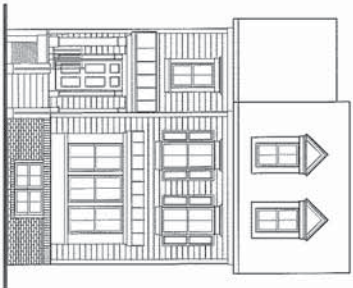
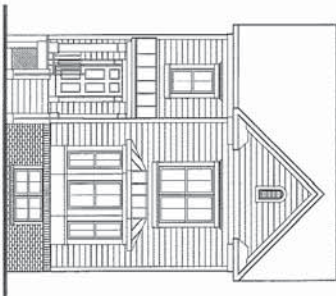
'Greystone' Building Elevations



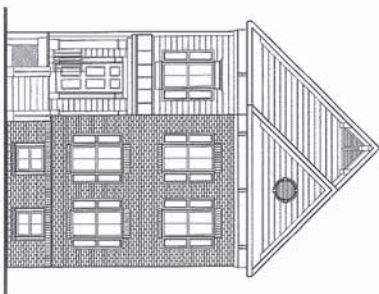
8 UNIT BUILDING



DUPLEX

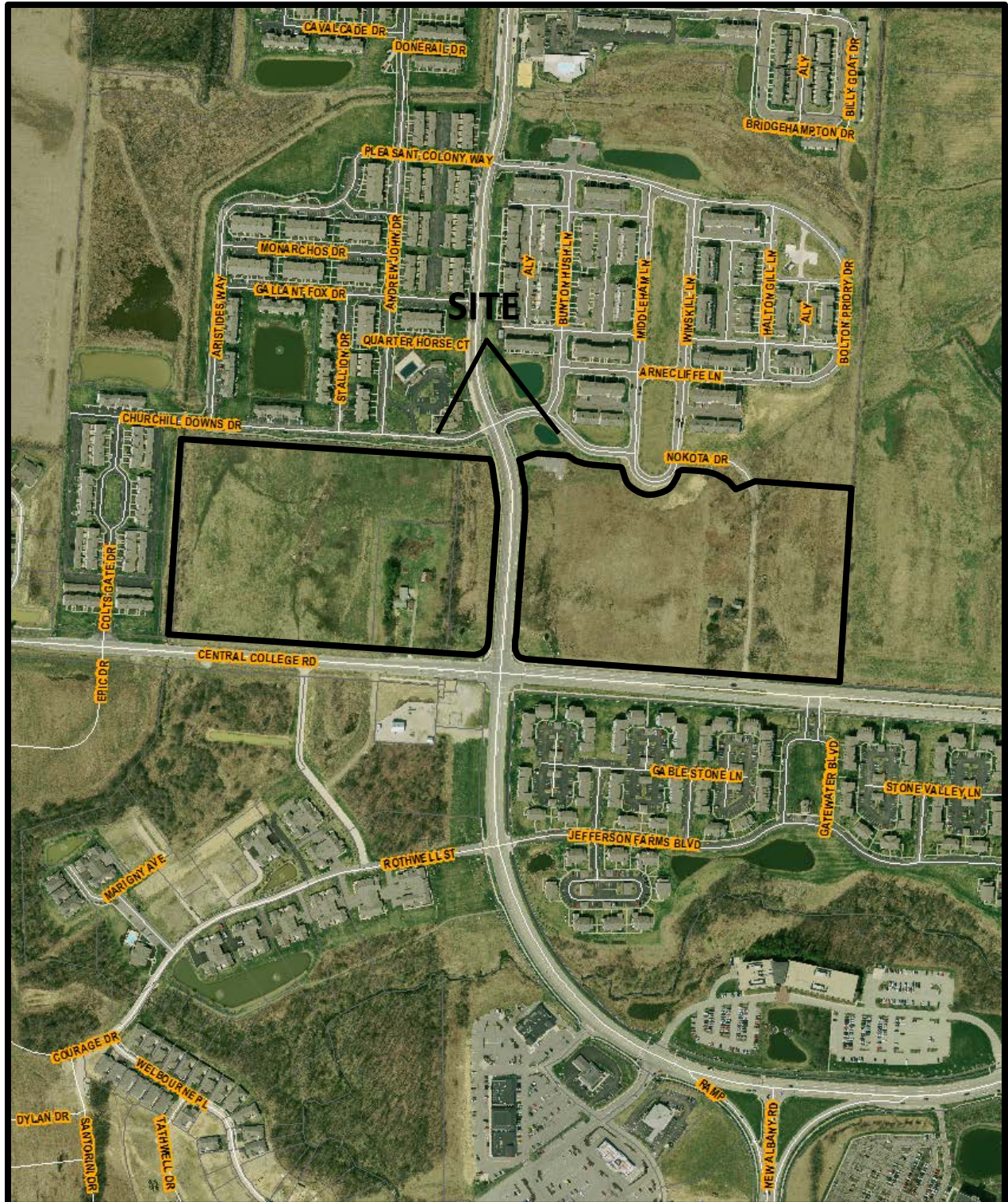


SINGLE FAMILY UNITS





Z13-055
6106 Central College Road
Approximately 34.4 acres
Request: CPD to CPD, L-ARLD, & PUD-8



Z13-055
6106 Central College Road
Approximately 34.4 acres
Request: CPD to CPD, L-ARLD, & PUD-8